Wiltshire Council

The Town and Country Planning Act 1990

Approval of Full Planning Permission with Conditions

Application Reference Number: PL/2021/10112

Decision Date: 20 April 2022

Applicant:	Mr Craig Stone c/o agent
Particulars of Development:	Proposed residential development with the erection of a building containing 6 dwellings.
At:	16-17 Castle Street, Trowbridge, BA14 8AS

In pursuance of its powers under the above Act, the Council hereby **GRANT PLANNING PERMISSION** for the above development to be carried out in accordance with the application and plans submitted (listed below).

In accordance with paragraph 38 of the National Planning Policy Framework, Wiltshire Council has worked proactively to secure this development to improve the economic, social and environmental conditions of the area.

Subject to the following conditions:

Conditions: (9)

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Design and Access Statement - received 25 October 2021; Heritage Statement - Received 26 January 2022; Existing and Proposed Street scene plan (sheet 3 of 3) - received 13 April 2022 and; Site Location Plan, Block Plan, Elevations and Boundary Treatments Plan (sheet 1 of 3) and Proposed Floor plans (Sheet 2 of 3) - both received 14 April 2022

REASON: For the avoidance of doubt and in the interests of proper planning.

3 No development shall commence on site until:

a) A written programme of archaeological investigation, which should include on-site work and off-site work such as the analysis, publishing and archiving of the results, has been submitted to and approved by the Local Planning Authority; and

b) The approved programme of archaeological work has been carried out in accordance with the approved details.

REASON: To enable the recording of any matters of archaeological interest.

4 No development of the outer walls shall commence on site until a sample wall panel, not less than 1 metre square, using a Flemish Bond, has been constructed on site, inspected and approved in writing by the Local Planning Authority. The panel shall then be left in position for comparison whilst the development is carried out. Development shall be carried out in accordance with the approved sample.

REASON: In the interests of visual amenity and the character and appearance of the conservation area and the settings of the adjacent listed buildings.

NOTE: The Council notes that the applicant wishes to use Wienerberger Kassandra Multi Bricks, but this can change provided the chosen brick is within the sample panel as to be discharged under this condition.

5 The roof slate shall not be installed until full details and a sample of the natural slate to be used on the development have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in the interests of visual amenity and the character and appearance of the area.

NOTE: Samples are to be left on site for inspection as part of a discharged of conditions application. It would be noteworthy to discharge this condition at the same time as the sample wall panel condition.

6 No dwelling in the development hereby permitted shall be first occupied, until the cycle parking facilities shown on the approved plans have been provided in full and made available for use. The cycle parking facilities shall be retained for use in accordance with the approved details at all times thereafter.

REASON: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than the private car.

7 All soft landscaping comprised in the approved details of landscaping shall be carried out in

the first planting and seeding season following the first occupation of the building(s) or the completion of the development whichever is the sooner; All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.

REASON: To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features and for providing net bio-diversity gain.

8 No dwelling shall be first occupied until details proving the installation of the built in 'habitat bat box' on the north elevation have been submitted to and approved in writing by the local planning authority. The bat box shall remain on site (in good condition) in perpetuity.

REASON: In the interests of providing net bio-diversity gain.

9 Notwithstanding the approved elevation plans, the swift/bird boxes provisions shall take the form of integrated bricks into the fabric of the main walls (and not external boxes attached to the main wall), and no dwelling shall be first occupied until details proving the installation of the two units on the rear western elevation have been submitted to and approved in writing by the local planning authority.

REASON: In the interests of providing net biodiversity gain

Parvis Khansari **- Corporate Director, Place**

NOTES

1 **Other Necessary Consents.** This document only conveys permission for the proposed development under Part III of the Town and Country Planning Act 1990 and the applicant must also comply with all the byelaws, regulations and statutory provisions in force in the area and secure such other approvals and permissions as may be necessary under other parts of the Town and Country Planning Act 1990 or other legislation.

1.1 the need in appropriate cases to obtain approval under Building Regulations. **(The Building Regulations may be applicable to this proposal. Please contact the Council's Building Control team before considering work on site);**

1.2 the need to obtain an appropriate order if the proposal involves the stopping up or diversion of a public right of way or other highway (including highway verge);

1.3 the need to obtain a separate "Listed Building Consent" to the demolition, alteration or extension of any listed building of architectural or historic interest;

1.4 the need to make any appropriate arrangements under the Highways Act 1980, in respect of any works within the limits of a highway. The address of the Highway Authority is County Hall, Trowbridge, BA14 8JD (It is the responsibility of the applicant to ascertain whether the proposed development affects any listed building or public right of way / other highway, including highway verge).

2 **Appeals.** If the applicant is aggrieved by the decision of the local planning authority to grant permission subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of this decision. (Information and forms relating to the appeals process can be found at the Planning Portal - http://www.planningportal.gov.uk/planning/appeals).